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ADOPTED 9/26/91
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RESOLUTION OF THE BOSTON REDEVELOPER AUTHORITY RE: FINAL DESIGNATION OF VINCENT FRATALIA AS REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL R-38B, 22 PROSPECT STREET, CHARLESTOWN, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Vincent Fratalia has expressed an interest and submitted a satisfactory proposal for the development of Parcel R-38B in the Charlestown Urban Renewal Area.

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Vincent Fratalia be, and hereby is, Finally Designated as Redeveloper of Parcel R-38B in the Charlestown Urban Renewal Area.
2. That it is hereby determined that Vincent Fratalia possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposition of said Parcel by negotiation is the appropriate method of making the property available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Vincent Fratalia for the development of Parcel R-38B conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications are be and hereby are approved.

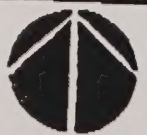
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcel R-38B to said Vincent Fratalia and to execute additional documents as may be necessary to effectuate the development of the property/said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

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502N



NUMBER : 104
PROJECT : CHARLESTOWN
ADDRESS : 18 PROSPECT ST.
WARD : 2
DISP. PAR# : R-388
SQ. FT. : 73
PREPARED BY REAL ESTATE SERVICES

DATE :



Massachusetts

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
LAWRENCE BROPHY, SENIOR PLANNER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: FINAL DESIGNATION OF REDEVELOPER
CHARLESTOWN URBAN RENEWAL AREA, MASS PROJECT R-55
PARCEL R-38B, 22 PROSPECT STREET, CHARLESTOWN

EXECUTIVE
SUMMARY:

MEMORANDUM REQUESTS FINAL DESIGNATION OF VINCENT FRATALIA, 22 PROSPECT STREET, CHARLESTOWN AS REDEVELOPER OF PARCEL R-38B, A 73 SQUARE FOOT SLIVER OF LAND LOCATED AT THE SAME ADDRESS.

Parcel R-38 was designated to Mr. & Mrs. Sullivan in 1971 who erected a single family home on the parcel. A remnant of this parcel, designated as Parcel R-38B, was located in the adjacent lot. In 1975, the neighbor and immediate abutter to Parcel R-38B Mr. & Mrs. Edward Hamilton was granted Tentative Designation as Redeveloper of Parcel R-38B, but Final Designation was never granted. Mr. Hamilton has since died and his son-in-law, Mr. Vincent Fratalia purchased the property from his mother-in-law, Mrs. Edward Hamilton. Vincent Fratalia has expressed an interest in the property. Adjacent neighbors have been notified and have no objections.

A negotiated price of \$25.00 is recommended as the most equitable method of disposition because of the size and location of the parcel.

It is therefore recommended that Mr. Vincent Fratalia be and hereby is granted Final Designation as Redeveloper of Parcel R-38B located at 20 Prospect Street, Charlestown.

AN APPROPRIATE RESOLUTION FOLLOWS:

